

**CASE NUMBER: 20SN0606**  
**APPLICANT: Matthew R. Rogers**

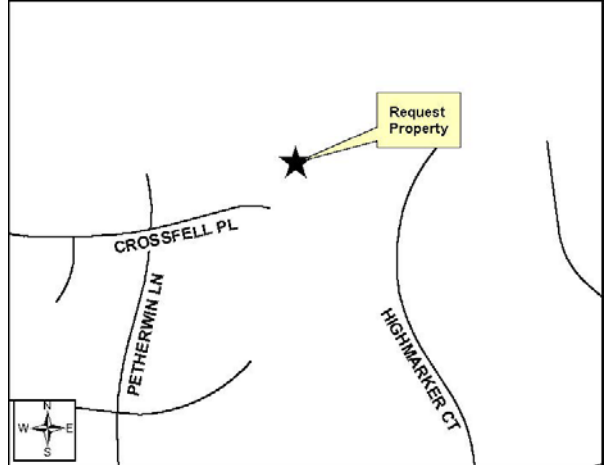


**CHESTERFIELD COUNTY, VIRGINIA**  
**MATOACA DISTRICT**

**STAFF'S ANALYSIS**  
**AND RECOMMENDATION**

**Board of Supervisors (BOS) Hearing:**  
 SEPTEMBER 23, 2020  
**BOS Time Remaining:**  
 365 DAYS

**Applicant's Contacts:**  
 MATTHEW R ROGERS (804-774-9308)  
**Planning Department Case Manager:**  
 TYLER WALTER (804-318-8893)



0.5 Acre – 16300 Crossfell Place

**REQUEST**

Conditional use to permit a two-family dwelling in a Residential (R-12) District.

**Notes:**

- A. Conditions may be imposed or the property owner may proffer conditions.
- B. Conditions are located in Attachment 1.

**SUMMARY**

The applicant is seeking a conditional use to permit a second dwelling unit within an existing dwelling to be occupied by family members, guests and any domestic servants. Specifically, the applicant intends to finish the basement to include a full dwelling.

**RECOMMENDATION**

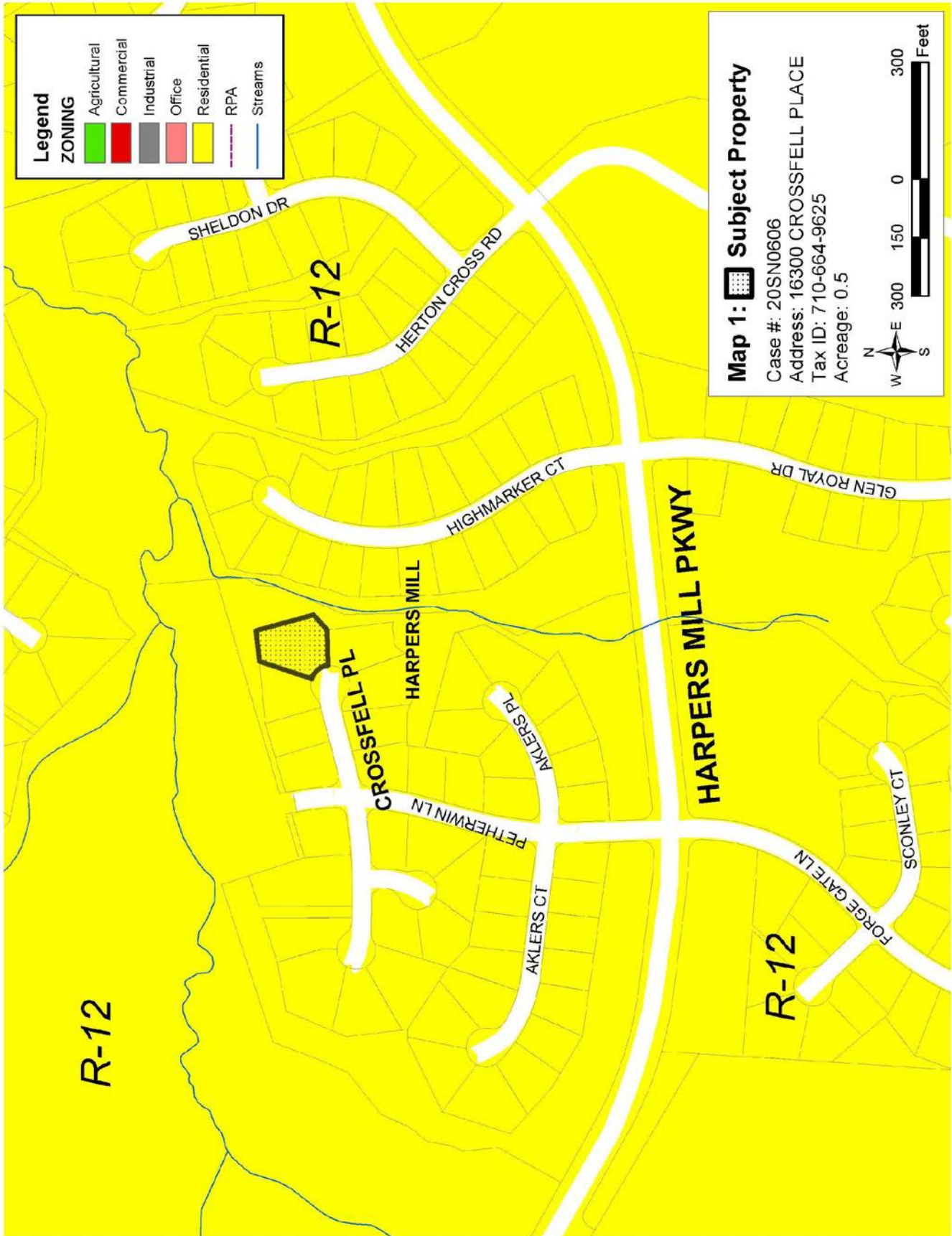
PLANNING  
COMMISSION

**APPROVAL**

STAFF

PLANNING – **APPROVAL**

- Similar requests approved with no known adverse impacts
- Conditions ensure residential character maintained



**Legend**

ZONING	
<span style="color: green;">■</span>	Agricultural
<span style="color: red;">■</span>	Commercial
<span style="color: grey;">■</span>	Industrial
<span style="color: pink;">■</span>	Office
<span style="color: yellow;">■</span>	Residential
<span style="border-bottom: 1px dashed red; width: 20px; display: inline-block;"></span>	RPA
<span style="border-bottom: 1px solid blue; width: 20px; display: inline-block;"></span>	Streams

**Map 1: Subject Property**

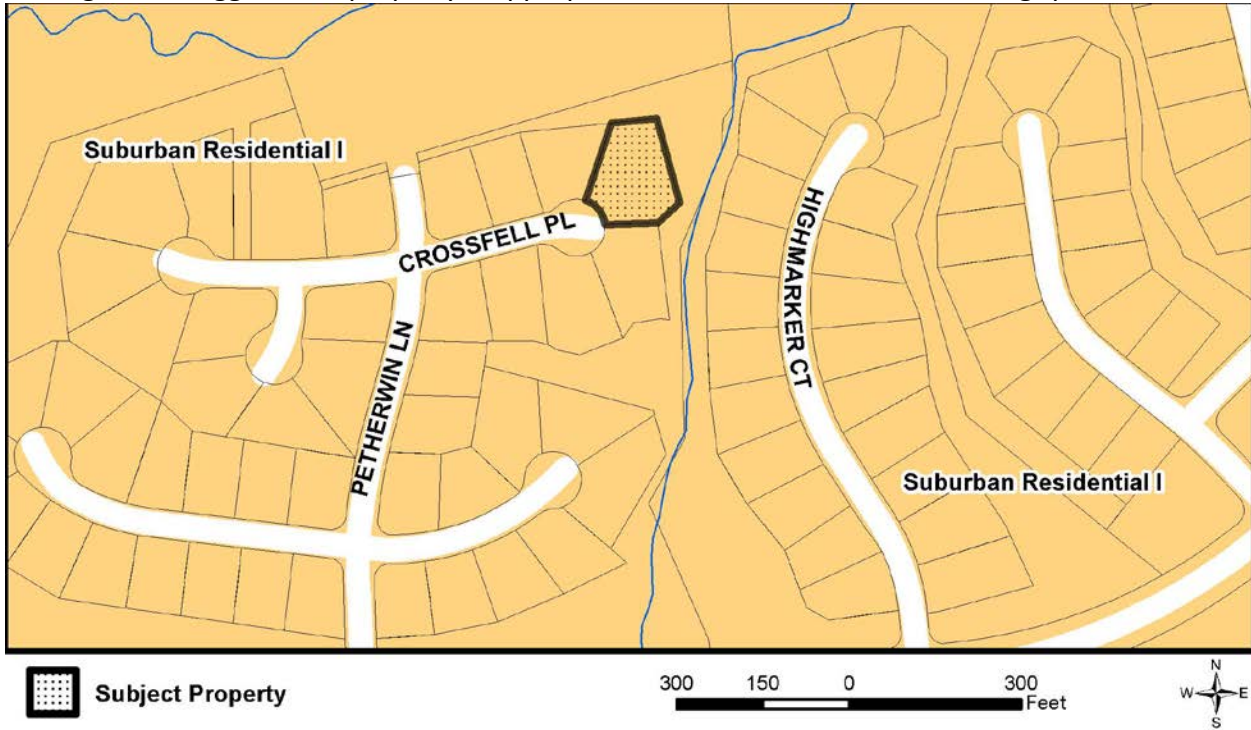
Case #: 20SN0606  
 Address: 16300 CROSSFELLS PLACE  
 Tax ID: 710-664-9625  
 Acreage: 0.5

N  
W E S

0    150    300    Feet

**Comprehensive Plan**  
**Classification: SUBURBAN RESIDENTIAL I**

The designation suggests the property is appropriate for a maximum of 2.0 dwellings per acre.



**Surrounding Land Uses and Development**



**PLANNING**

Staff Contact: Tyler Walter (804-318-8893) waltert@chesterfield.gov

**Proposal**

The applicant is requesting conditional use to permit a two-family dwelling. Specifically, the applicant plans to convert the basement of the existing single-family home to be used as a second dwelling to accommodate family members and guests.

The following provides an overview of these proposed limitations:

General Overview	
Requirements	Details
Occupancy	Limited to: occupants of principal dwelling; individuals related to them by blood, marriage, adoption or guardianship; foster children; guests; and any domestic help.  <i>Condition 1</i>
Record Notice of Occupancy Limitation	Deed restriction to be recorded within thirty (30) days.  <i>Condition 2</i>

As conditioned, the use should not adversely affect area residential uses. In addition, two-family dwellings have been approved in other residential areas on similarly situated parcels with no apparent adverse impact.

**COUNTY TRANSPORTATION**

Staff Contact: Steve Adams (804-748-1037) adamst@chesterfield.gov

The *Comprehensive Plan*, which includes the *Thoroughfare Plan*, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to be minimal.

**FIRE AND EMERGENCY MEDICAL SERVICES**

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

This request will have minimal impact on Fire and EMS.

**Nearby Fire and Emergency Medical Service (EMS) Facilities**

Fire Station	The Winterpock Fire Station, Company Number 19
EMS Facility	The Winterpock Fire Station, Company Number 19

**UTILITIES**

Staff Contact: Randy Phelps (804-796-7126) phelpsc@chesterfield.gov

**Existing Water and Wastewater Systems**

Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	Yes	6"	Yes
Wastewater	Yes	8"	Yes

**Additional Utility Comments:**

The subject property is located within the mandatory water connection area for new residential development. The existing residential structure is connected to the public water and wastewater systems. Since the proposed 2<sup>nd</sup> dwelling unit will be located within the principal residence, a separate water and wastewater service connection will not be required.

This request will have minimal impact on the public water and wastewater systems.

The Utilities Department supports this case.

**ENVIRONMENTAL ENGINEERING**

Staff Contact: Rebecca Rochet (804-748-1028) Rochetr@chesterfield.gov

**PARKS AND RECREATION**

Staff Contact: Janit Llewellyn (804-751-4482) llewellynja@chesterfield.gov

**SCHOOLS**

Staff Contact: Diane Faye Gapas (804-706-2960) dianefaye\_gapas@ccpsnet.net

**VIRGINIA DEPARTMENT OF TRANSPORTATION**

Staff Contact: Willie Gordon (804-674-2907) willie.gordon@vdot.virginia.gov

This request will not impact these facilities.

## CASE HISTORY

### Applicant Submittals

<b>05/19/2020</b>	Application submitted
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### Community Meeting

<b>07/15/2020</b>	<b>Issues Discussed:</b> Virtual community meeting held due to the COVID-19 pandemic. No citizens attended.
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### Planning Commission

<b>8/18/2020</b>	<b>Citizen Comments:</b> No citizens spoke to this request.  <b>Action – APPROVAL SUBJECT TO CONDITIONS IN ATTACHMENT 1.</b>  <b>Motion:</b> Owens <b>Second:</b> Hylton <b>AYES:</b> Freye, Sloan, Hylton, Owens, and Petroski
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**The Board of Supervisors on Wednesday, September 23, 2020, beginning at 6:00 p.m., will consider this request.**

**CONDITIONS**

1. Occupancy Limitations. Occupancy of the second dwelling unit shall be limited to: the occupants of the principal dwelling unit, individuals related to them by blood, marriage, adoption or guardianship, foster children, guests and any domestic servants. (P)
2. Deed Restriction. For the purpose of providing record notice, within thirty (30) days of approval of this request, a deed restriction shall be recorded setting forth the limitation in Condition 1. The deed book and page number of such restriction and a copy of the restriction as recorded shall be submitted to the Planning Department. (P)